152.0	0007	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 791,600 / 791,600
					USE VALUE: 791,600 / 791,600
					ASSESSED: 791,600 / 791,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FENG QINPING
Owner 2:	
Owner 3:	
Street 1:	31 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MOISAND JEROME P & EDITH -
Owner 2:	-
Street 1:	31 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6081.000	309,700		481,900	791,600
Total Card	0.140	309,700		481,900	791,600
Total Parcel	0.140	309,700		481,900	791,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.28 /Parcel: 341.28

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 100946

GIS Ref

GIS Ref

Insp Date 05/16/18

!11933!

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	309,700	0	6,081.	481,900	791,600		Year end	12/23/2021
2021	101	FV	300,600	0	6,081.	481,900	782,500		Year End Roll	12/10/2020
2020	101	FV	300,800	0	6,081.	481,900	782,700	782,700	Year End Roll	12/18/2019
2019	101	FV	235,800	0	6,081.	451,800	687,600	687,600	Year End Roll	1/3/2019
2018	101	FV	252,000	0	6,081.	373,500	625,500	625,500	Year End Roll	12/20/2017
2017	101	FV	252,000	0	6,081.	343,400	595,400	595,400	Year End Roll	1/3/2017
2016	101	FV	252,000	0	6,081.	313,300	565,300	565,300	Year End	1/4/2016
2015	101	FV	238,400	0	6,081.	307,200	545,600	545,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:26:21

LAST REV

Date	Time
11/23/21	14:13:58
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11933

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOISAND JEROME	79105-69	1	11/9/2021		970,000	No	No		
MOISAND JEROME	58724-500		3/21/2012	Convenience	1	No	No		
WIGHT STEPHEN P	29031-179		8/28/1998		331,000	No	No		Y

USER DEFINED

Prior Id # 1:	100946
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/1995	189		38,000					REBUILD PORCH +
8/23/1994	475		40,000					ADD TO 2ND FLOOR
9/22/1992	462	Manual	2,000					ROOFING
7/15/1992	308		3,500					ADD 16X24 DECK
6/5/1992	222		25,000					12X16 ADD - R/KITC

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	Inspected	BS	Barbara S
5/11/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Meas/Inspect	189	PATRIOT
11/22/1999	Meas/Inspect	270	PATRIOT
10/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6081		Sq. Ft.	Site		0	80.	0.99	9									481,946						481,900	

Total AC/HA:	0.13960	Total SF/SM:	6081	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	481,946	Spl Credit		Total:	481,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19916320
Const Adj.:	0.98010004
Adj $ / SQ:	152.789
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	448779
Depreciation:	139122
Depreciated Total:	309658

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

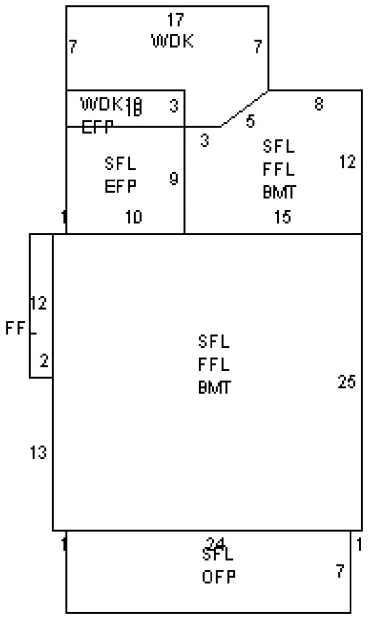
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	152.79
Special Features:	0	Val/Su Net:	97.42
Final Total:	309700	Val/Su SzAd	161.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,073	152.790	163,943
FFL	First Floor	839	152.790	128,190
BMT	Basement	815	60.730	49,498
OFP	Open Porch	168	25.800	4,334
WDK	Deck	164	11.860	1,945
EFP	Enclos Porch	120	48.920	5,870

Net Sketched Area:	3,179	Total:	353,780
Size Ad	1912	Gross Area	3179	FinArea	2320
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	